



# Section 30

A Clark County and City of Vancouver Partnership

## Advisory Committee Meeting

September 15, 2003, 6:00–8:00 p.m.

Camas Fire Station #42  
4321 NW Parker Street  
Camas, Washington 98607

## Summary

### Attendees:

- Commander Tony Barnes, Clark County Sheriff's Office
- Nancy Bjornsen, Property Owner
- Joni Kartchner, Neighbor
- David Lampe, Rinker Materials
- Reg Martinson, Evergreen School District
- Pat Nelson, Columbia Rock and Aggregates, Inc.
- David Nierenberg, Neighbor
- Jim Schmid, George Schmid and Sons, Inc.
- Bob Short, Glacier Northwest, Inc.
- Judy Teitzel, Friberg Property

### Staff:

- Reah Beach, DKS Associates
- Karyn Criswell, The JD White Company, Inc. (TWC)
- Don Hanson, Otak, Inc.
- Mike Mabrey, Clark County
- Bryan Snodgrass, City of Vancouver
- Jessica Stalberger, TWC
- John White, TWC

### Public:

- Ron Craig
- Carl English
- Ginny Gustavson
- Stacey Johnson
- Todd Parsons

### Meeting Start-up

Karyn Criswell began the meeting by welcoming everyone to the second Advisory Committee (AC) meeting. She drew attention to the updated public meeting schedule and noted the dates and times of the next two AC meetings; October 13 and November 17 from 6:00-8:00 pm at the Fisher's Landing Transit Center.

Karyn reviewed the agenda for the meeting including:

- Project update including Design Dialogue and Open House debrief
- Presentation and discussion of open house concept plans and refined concept plan
- Meeting Close-out
- Public Comment Period

Karyn asked committee members if they had questions about the agenda or would like anything added to it. Committee members had no questions and no items to add to the agenda.

John White thanked everyone for his or her participation on the committee. He reviewed the project tenets discussed at the previous meeting. First, this process is not about the east county

landfill project. Second, the project team will respect the property rights of each owner. Third, this process will not interfere with the current use of anyone's property or the continuation of any current or proposed business. John said this process is a long way from being final, and a lot of work has been completed so far.

## **Project Update**

John discussed the feedback from the Real Estate Expert Panel during the Design Dialogue. He clarified that their input carries no more weight than anyone else. The panel was very skeptical of some aspects of the alternatives developed by the project team and provided very valuable insight. Their purpose is to provide a market-based perspective throughout the planning process.

## **Refined Concept Plans**

Don discussed the three alternatives presented at the open house. Option I includes a road that extends east to west from NE 172nd Avenue to NE 192nd Avenue. This is the easiest option to phase into and keeps the current uses and property owners located where they are. This option has an extensive road network and provides good circulation. It works with or without the proposed landfill.

Option II realigns NE 18th Street and connects to NE 192nd Avenue at the Northeast corner of the Section 30. It includes 204 acres of developable land. The phasing with this option is more difficult and would require a lot of cooperation between property owners. Harmony Sports Complex would be relocated to a new site. The proposed landfill is assumed to be open space in the future.

Option III is referred to as the Central Park Plan because it is designed with a community park in the center. In this option, the perimeter of the site would be built up to be more level with the surrounding roadways. Parcels in the interior of the site are served by access roads and there is 250 acres of developable land. This plan has fewer roads and very little onsite circulation.

The fourth option was developed in response to the feedback received on the first three options presented at the open house. It is in no way considered a preferred option. This option encompasses the Central Park theme, but has an east/west collector street through it. The perimeter grade is elevated. Harmony Sports field is relocated and the land would be mined. Bob Short asked how far in the future this option would come to fruition and John responded maybe 30-50 years. Don said this option has 234 acres of development land and includes mixed employment of retail, office, and light industrial. The active employment uses would be located around the perimeter of the land. Overall, this option is a combination of Options I and III.

Bob added that in order to attract fill to this site as opposed to other sites it would have to be marketed. Don added that the elevation of the site would stair step down to the center to minimize the amount of fill required. He believes that if the elevation transition were abrupt it would not be as attractive of a location for businesses or as good of an environment for those businesses that locate there. A gradual transition is much better.

Joni Kartchner mentioned an apartment complex that used a similar elevation transition. She suggested looking to development such as this as an example. John responded that housing in Section 30 has not been discussed so far because it was not part of the initial direction given to the project team. The site is really being evaluated as an employment center. He asked committee members how they felt about additional residential in Section 30. Joni described the type of communities she is attracted to. She thinks development in east Vancouver has occurred without a long-term vision for this area. She would like future development to have more of a neighborhood feel and include a mix of uses. There needs to be more options for families in the area, especially for entertainment.

David Nierenberg said he would like to see Section 30 used to generate local employment with decent wages. Traffic has gotten much worse in this area and a lot of this can be attributed to people commuting to Portland for employment. He would really like to see people that live in the area work in the area. David also noted that Evergreen School District does not have enough large tax paying entities to support it. The current residential and agriculture uses cannot sufficiently support the school district and the property tax base needs to be built up.

Jim Schmid said his concern with locating residential around heavy industry is that people will not buy or if they do, they will complain about the noise. Don echoed Jim's point that compatibility is a major factor and will greatly impact the phasing.

Regarding the discussion on residential, Judy Teitzel said she thought the major reason the City and County are interested in Section 30 is because of the job base it could provide. If it is just going to become residential she doesn't think the time and money should be spent to develop the Subarea Plan. Joni said the park would be a good buffer between industry and residential.

Nancy asked why the road configuration in Option IV was selected as opposed to the road configuration in Option II. John said the Real Estate Panel felt Option II had too much road in comparison to the acreage. Nancy said that when NE 18th Street and NE 192nd Avenue improvements are complete, the road configuration in Option II would be ideal because it would not route traffic through residential areas. It also protects the surrounding residences from the traffic generated by Section 30. Don said this option should be examined in greater detail. Nancy said that what she liked about Option II is that everything is brought to the center of Section 30.

Bob emphasized that commercial vehicles traveling in and out of Section 30 would need to be accommodated. He assumes that NE 192nd Avenue would be the main commercial road long-term. The group discussed the construction timeline for NE 192nd Avenue. The segment of NE 192nd Avenue adjacent to Section 30 is in County jurisdiction. It did not rank high on the 2003-2008 Transportation Improvement Project priority list and has no funding programmed over the next 6 years.

David agreed that NE 192nd Avenue should connect to NE 18th Street through Section 30, which will draw the traffic through the center of the site. Residential traffic should be kept on the back roads. Carl English agreed. Many felt this design is more conducive to the success of Section 30.

David said the lower road in Option II should be removed. John asked if there is consensus with the group that the central road shown in Option II should be the predominant traffic pattern and all agreed. A committee member suggested that potential development at Camas Meadows should be kept in mind since the roads in Section 30 would serve this.

Joni asked if pedestrian trails would be included in the design of Section 30. John responded that a trail system would be associated with the NE 18th Street improvements and there will be a way to connect with this. Carl said there has been discussion in the past of a trail connection beneath SE 1st Street and asked if this is still a possibility. The project team responded that it may make sense to grade separate a pedestrian/bike connection.

Judy noted that the Friberg family seems to absorb all the roads.

The group discussed the need to balance the traffic coming through Section 30. It is desirable to have a substantial amount, but not too much. Also the balance between development and infrastructure is very important.

John confirmed that the committee is asking the project team to redesign the road system in Option IV to be more reflective of Option II. Judy said there are a lot of good things about Option IV and II and they could be combined. Mike suggested that the next rendition show the anticipated road widths proportionately. Don showed the group a 3D image of Section 30. He will try to show the revised option in this fashion because it is a better visual aid.

The group discussed the value of the land. John said that marketability is very important and that is why the real estate panel has been asked to participate. The panel consists of developers and one broker. These are sophisticated developers who understand the market.

Steve Madison emphasized that the road configuration will dictate the land use.

Joni said she would like to see more unique options offered to homebuyers in this area.

Karyn asked the group if there are uses they are not comfortable with. There was no feedback on this.

John and Don said they felt they had clear direction from the committee and would come back to them with a revised plan.

Jim Schmid asked how much of the acreage in Option IV is open space and Don responded about 200 acres, just over 1/3 of the site. Jim questioned what, if anything could be built on the old County landfill.

### **Meeting Close out**

John said the project team would work to update the Subarea Plan and present it at next week's open house.

He reminded the group that the next AC meeting is Monday, October 13 from 6-8:00 pm at the Rose Besserman room.

### **Public Comment**

Stacey Johnson, Fisher's Creek Neighborhood Association, said she was pleased with what she heard at the meeting. She prefers the road configuration in Option II. She agrees there needs to be some agreement and definition of what a decent paying job is. She also suggested examining how a park or recreational sight within Section 30 could help pay for itself.

Ginny Gustavson, a neighbor, said she liked what she heard throughout the meeting. She is a big advocate of parks and open space and feels this along with a trail system should be included in the Subarea Plan. Ginny said she liked the open space and roads in Option II and the buffer in Option IV, and suggested a combination of these two options.

Todd Parsons, Vice President of Harmony Sports Complex, said he thinks the road configuration of Option II would increase the value for property owners and function well for the sports complex. He said a combination of recreation and light industrial is a win/win.